

**CITY OF EAU CLAIRE
PLAN COMMISSION MINUTES**

Meeting of February 2, 2015

City Hall, Council Chambers

7:00 p.m.

Members Present: Messrs. Weld, Larsen, Pederson, Granlund, Seymour, Radabaugh,
Ms. Mitchell, Ms. Ebert

Staff Present: Messrs. Tufte, Reiter, Genskow, Solberg, Fieber, Schatz, Van Gompel

The meeting was chaired by Mr. Weld.

1. **CONDITIONAL USE PERMIT (CZ-1501) – Detached Garage, 3420 McElroy Street**

Barbara and Ron Norby have submitted a request to allow a detached garage in excess of accessory use standards at 3420 McElroy Street. The proposed garage is 40' x 26' in size (1,040 sq. ft.). The existing attached garage is 576 sq. ft. and the combination is 1,616 sq. ft. which is over the 1,500 sq. ft. allowed. Mr. Tufte reported that the lot is 157' x 104' in size and is similar to other lots on this block. The lot is wooded and it appears many of the trees will be maintained with the addition of the new garage.

Ron Norby, applicant, spoke in support and stated that he will keep some classic autos in this garage, plus lawn equipment.

Mr. Scott Rasmussen, 3412 McElroy Court, spoke in support of his neighbor's request. No one appeared in opposition.

Ms. Mitchell moved to grant the request. Mr. Larsen seconded and the motion carried.

2. **PRELIMINARY PLAT (P-2-13 Amd) – Aspen Meadows III**

Real Land Surveying has submitted an amendment to the preliminary plat for Aspen Meadows III located on the north side of County Line Road, west of Jeffers Road. The proposed amendment to the preliminary plat is for the duplex (twin home) development primarily along Aspen Meadows Court. The change to the plat adds two duplexes (four lots). A statement must be placed on the face of the final plat noting that these lots must be developed in pairs. Site plans will be required for staff approval. Mr. Tufte recommended approval with five conditions in the staff report.

Cody Filipczak, 9305 Murphy Lane, Eau Claire, spoke in support. He stated that he has purchased the property for development of twin homes. He has built close to 100 twin homes within the Eau Claire area and they are very popular. No one appeared in opposition.

Mr. Seymour moved to approve the preliminary plat with the conditions listed in the staff report. Mr. Granlund seconded and the motion carried.

3. **SITE PLAN (SP-1503) – Site Plan for North Barstow Parking Structure**

The City of Eau Claire has submitted a site plan for the North Barstow Parking Structure to be located next to the RCU office building. The building elevations show a three-story and an alternative four-story structure. The three-story ramp has 570 parking stalls while the four-story ramp has 769 stalls. The property to the east of the parking ramp is for a future "liner building"

which should be on a separate lot. The ramp meets the parking requirement for both the RCU building and the JAMF building which totals 557 stalls. There is an extensive sidewalk connection around the parking structure linking the public sidewalks on Galloway Street and Riverfront Terrace. A 24-stall bike parking area is provided at the northwest corner of the ramp. There will also be available motorcycle/moped/bike parking within the ramp. Additional bike parking can be added around the ramp as needed.

Mr. David Solberg, City Engineer, described in detail the parking ramp and street circulation as well as the materials on the façade of the structure.

Cyndi Burton, 3242 May Street spoke in opposition. She made comments on the cost of the structure and its mass.

Mr. Robert Eierman, 3007 Coltman Lane, spoke in support. He stated that he chairs the City's Bicycle and Pedestrian Committee and they would like to see more bicycle parking for customers of the businesses. He encouraged the Plan Commission to push for 10 percent of the parking be made available to bicyclists.

Catherine Emmanuelle, 130 Hudson Street, addressed the commission on the need for bicycle parking at the ramp. She felt there was a shortage of such bicycle parking in the downtown. She urged the commission to request that the City Council require more bicycle parking.

Phil Fieber, Director of Parks and Recreation stated that many large event sponsors already provide their own parking in bicycle corrals near their event.

Mr. Eric Larsen moved to approve the site plan with the conditions listed in the staff report. Ms. Mitchell seconded, and after discussion on whether to set a 10 percent parking allocation for bicycles, the motion carried without any requirement.

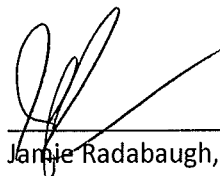
4. **DISCUSSION**

A. **Comprehensive Plan Update**

Mr. Tufte briefed the Commission on possible changes to the Land Use chapter that staff would like to discuss with the Plan Commission. These additions included listing of activity centers in the city, and mixed-use activity centers with corresponding guidelines and policies. There are proposed changes which will allow non-residential uses for older non-residential structures such as churches within residential neighborhoods. Other language would allow residential uses within commercial areas in certain activity centers. The Commission agreed to include all the proposed language changes.

5. **MINUTES**

The minutes of the meeting of January 19, 2015 were approved.



Jamie Radabaugh, Secretary